

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Town Planning – Bhimavaram Municipality - Change of land use from Park use to Residential use to an extent of 809.12 Sq.mts in R.S.No.54/1P, 5P,6P and 55/P, Suryanarayanapuram, 35th ward, Bhimavaram – Draft variation – Confirmed – Orders –Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No.497.**

**Dated: 20.12.2013.**  
**Read the following:-**

1. From the DT&CP, Hyderabad Lr.Ro.No.700/2012/R, Dated: 25.9.2012.
2. Govt. Memo.No.23366/H1/2012-1, Dated: 08.10.2012.
3. From the DTCP Lr.Roc.No.700/2012/R, Dated: 16.02.2013.
4. Govt. Memo.No.23366/H1/2012-2, Dated: 23.04.2013.
5. From the DTCP Lr.Roc.No.700/2012/R, Dated: 08.07.2013.
6. Govt. Memo No.23366/H1/2012-3, Dated: 07.08.2013
7. Received from the Commissioner of Printing, A.P. Extraordinary Gazette No.588, Part-I, Dated: 15.08.2013
8. From the DTCP Lr.Roc.No.700/2012/R, Dated: 02.12.2013

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**ORDER:-**

In the reference first read above, the Director of Town & Country Planning, Hyderabad has submitted proposal for change of land use from Park use and deletion of 30'-0" wide Master Plan Road to residential use in R.S. No54/1P, 5P, 6P and 55/P to an extent of Ac.0.26 cents (1057 Sq.mts) Suryanarayanapuram, 35<sup>th</sup> ward, Bhimavaram. In the reference 3<sup>rd</sup> read above, it is also informed that there is no possibility to acquire the site proposed for change of land use with general funds, LRS/BPS funds and 14% open space charges so as to develop it for park use as designated in the master plan though the Master Plan is approved way back in the year 1987.

2. Government after careful examination of the proposal, issued draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.951 MA., Dated: 27.11.1987, vide reference 6<sup>th</sup> read above, and the same is published vide reference 7<sup>th</sup> read above. On publication no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 5<sup>th</sup> read above has informed that the applicant has paid an amount of Rs.31,740/- (Rupees Thirty One Thousand Seven Forty only) towards Development charges vide challan No.229, dt.12.06.2013 as per G.O.Ms.No.158 MA., dated: 22-03-1996. Further in the reference 8<sup>th</sup> read above the Director of Town & Country Planning, Hyderabad has informed that the Municipal Commissioner, Bhimavaram has published the draft variation notification in Eenadu (District Edition), Telugu daily news paper and Deccan Chronicle, English daily news paper. On publication no suggestions/objections received from the public. Hence, the draft variations are confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. S.K. JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry.  
The Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality.  
The District Collector, West Godavari District.

Uploaded in [www.apmaud.gov.in](http://www.apmaud.gov.in)

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Bhimavaram Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.588, Part-I, dt.15.08.2013 as required by clause (b) of the said section.

**VARIATION**

The site in R.Sy.No.54/1P, 5P, 6P & 55P, Ward No.35 to an extent of 809.12 Sq.Mtrs. of Bhimavaram Town, the boundaries of which shown in the schedule hereunder and which is earmarked for Park use in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951 MA., dt.27.11.1987 is now designated for Residential use by variation of change of land use as the site is surrounded by approved L.P.No.5/91 on Eastern side and also based on the C.R.No.300, Dt.17.12.2011 as marked "B,C,E,F,I" in the revised part proposed land use map G.T.P. 21/2013/R available in the Municipal office, Bhimavaram Town, **subject to the following conditions that;**

1. The applicant shall obtain prior approval from competent authority for future development.
2. The applicant shall obtain prior permission from the competent authority before commencing the development work.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

- North : Existing 10.0 M wide road as per G.T.P.No.24/89 and partly proposed 10.0 M road.
- East : Existing 10.0 M wide road as per G.T.P.No.24/89.
- South : Existing 10.0 M wide road as per G.T.P.No.24/89
- West : Existing 10.0 M wide road as per G.T.P.No.24/89.

Dr. S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.